

SUBDIVISION ANALYSIS

August 13, 2008

S-28-2008

Highbury Place Subdivision – Phase 5

2995 South 5335 West

R-1-8 Zone

30 Lots

6.9 Acres

BACKGROUND:

Brad Mackay, representing Ivory Homes, is requesting final plat approval for the fifth phase of the Highbury Place Subdivision. The proposed application is located to the south of phases 1 and 2 and immediately to the west of the Valley Crest Elementary School.

STAFF/AGENCY COMMENTS:

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- X Follow recommendations outlined in the soils report.
- X Will need to address grading and drainage concerns.
 - Will need appropriate easements for storm water and sewer connections.
- X Revisions to plat required.
 - Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the Soils report.

Utility Companies:

Standard Utility Easements required.

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Fire Department:

- X Project to meet all fire codes relating to this type of development.
- X Hydrants to be shown on plat.

ISSUES:

Ivory Homes is requesting final approval for the fifth phase of the Highbury Place Subdivision. This phase consists of 30 lots on 6.9 acres. Lot sizes range from 5,900 square feet to 10,321 square feet.

Due to the success of new dwelling plans, and resident desire for 3-car garages, Ivory has increased the size of various lots in this phase of the subdivision. Overall, Ivory expects to eliminate between 5 and 8 lots throughout Plat B. According to the developer, lot sizes were anticipated to increase in each of the first phases of the Highbury Subdivision. This expectation seems to be working as the average lot size through the first 4 phases has increased over 700 square feet per lot.

Housing will be based on the development agreement. In order to provide more variety, Ivory is continually working on new plans for this development. Additional plans have been added to the 2008 catalogue. A copy of this catalogue has been made available to staff.

Access to the subdivision will be gained from existing stub streets from phases 1 and 2 to the north. This phase will provide stub streets for future development to the south. All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase said trees. The residential HOA will ensure that trees are planted according to this plan.

The subdivision is located to the west of the Valley Crest Elementary School. During the preliminary plat discussions, the Planning Commission recommended that a walkway be provided along the school boundary. Ivory Homes and the School District have determined that this phase of the development would provide the walkway. The walkway will be maintained by the Home Owner's Association.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2 feet similar to other phases in this subdivision. This will allow full basements to be constructed. In addition, Ivory will be installing a sub-drain system to provide an extra measure of protection for new home owners.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the fifth phase of the Highbury Place Subdivision subject to the following conditions:
 - 1. That the subdivision be guided by the design standards and all exhibits of the development agreement.
 - 2. That the developer contact the Salt Lake County Auditor=s Office regarding the subdivision name and all street names associated with the development.
 - 3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
 - 4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
 - 5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
 - 6. That the proposed development comply with all provisions of the West Valley City Fire Department.
 - 7. That a walkway to the Valley Crest Elementary School be provided between lots 522 and 523. Said walkway shall be maintained by the Highbury Place Home Owner=s Association.
- B. Continue the application to address issues raised by the Planning Commission.